

CAUCUS SESSION: 7:15 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

REGULAR MEETING: 7:30 P.M. Public Meeting Room
Deal and Monmouth Roads
Oakhurst

MEMBERS

PRESENT: Maureen Bonney, Alt I
Jane Grabelle
Russell Malta
Eric Menell
John Napolitani, Alt II
Henry Schepiga, V Ch
Charles Theodora, Alt IV
Richard Van Wagner
James Worrell

MEMBERS

ABSENT: Peter Siano, Alt III
Warren Goode, Chair

OTHERS PRESENT

Mark A. Steinberg, Zoning Board Attorney
James Higgins, P.P. Board Planner
Marianne Wilensky, Planning Administrator
Rachel Montemarano, Board Secretary
Recording Secretary

Chairman Warren Goode announced that the notice requirements for the Open Public Meetings Act have been satisfied, a copy of the notice was sent to the Asbury Park Press and the Coaster, posted in the Township Hall, and filed in the Office of the Township Clerk on July 11, 2014.

MINUTES FOR APPROVAL

A motion was made by Jane Grabelle and seconded by James Worrell to approve the **minutes from the meeting of December 11, 2014.**

In Favor: Bonney, Grabelle, Menell, Napolitani, Theodora, Worrell
Opposed: None
Ineligible: Malta, Schepiga, Van Wagner
Absent: Siano, Goode

RESOLUTION MEMORIALIZATION

Gene and Grace Anne Talarico
Block 182 Lot 47
21 Fieldstone Lane
Wayside
Bulk Variance Approval

MOVED: Grabelle **SECOND:** Worrell
FAVOR: Bonney, Grabelle, Menell, Napolitani,
Schepiga, Worrell
OPPOSED: None
INELIGIBLE: Malta, Theodora, Van Wagner
ABSENT: Siano, Goode

CASES CARRIED TO February 12, 2015

Sam Mizrahi
Block 58 Lot 11
150 Monmouth Road
Oakhurst

St. George Greek Orthodox Church
Block 1.02 Lot 73
1033 West Park Avenue
Ocean

David Azar
Block 8 Lot 7
333 Park Avenue
Oakhurst

Raymond J. Hodnett
Block 113 Lot 45
33 Wanamassa Point Road
Wanamassa

Deanna and Michael Houlihan
Block 40 Lot 61
806 Maple Street
West Deal

315 Roosevelt Ave, LLC
Block 17 Lot 34
315 Roosevelt Avenue
Oakhurst

CASE CARRIED to February 24, 2015

Yeshiva Gedola Na'os Yaakov, Inc.
Block 216 Lot 19
1515 Logan Road
Wanamassa

Location: Ocean Township High School
Auditorium

Time: 7:00 PM

CONTINUED CASE

Muy Brands LLC
Block 187 Lot 1.01
1102 Highway 35
Ocean
Zone C-3

This is an application for preliminary and final site plan and conditional use approval for a restaurant with a drive-thru window.

Attorney for the applicant: Peter S. Falvo, Jr., Esquire

The traffic expert for the project, Elizabeth Dolan, PE said that she did a traffic analysis and trip analysis of the site which was submitted to the DOT and received a letter of no interest. She said that there will be no increase in traffic with the new development, the driveways will be better defined and they exceed the required parking.

Planning Administrator Marianne Wilensky marked the packet B-2 and read the Board Engineer's report. Mr. Falvo said that the client can comply with technical items #3 through #17 in the report.

Mr. Falvo submitted the following items that were marked into evidence:

- A-8 NJDOT letter of no interest dated October 1, 2014
- A-9 Traffic Impact Statement prepared by Elizabeth Dolan

Board Member Maureen Bonney asked about the drive-thru. Ms. Dolan explained that up to 9 cars can queue in the drive-thru lane, but it becomes a self-policing situation where people won't want to wait on line and will park and go inside. Ms. Bonney asked about the DOT letter of no interest. Ms. Dolan said that while the ring road for the shopping center is not DOT jurisdiction, the DOT does have jurisdiction on the overall access of the site with regard to traffic flow.

Mr. Falvo presented the planner for the applicant, Christine Nazarro Cofone, PP to give planning testimony. Board Member Richard Van Wagner disqualified himself on this application due to a work conflict with Ms. Cofone. It was also noted that he is not eligible to vote on this application as he was not present for the first hearing. Mr. Van Wagner left the meeting.

Ms. Cofone said that the site originally functioned as a gas station that appeared to be integrated into the shopping center. She said that there will be no adverse impacts to keeping the site developed. The adequate parking and access to a major roadway makes it an appropriate location for the use. Ms. Cofone went through the requested bulk variances, indicating that the balance of variances is for signage. She said that the sign package is not overpowering. She said that the redevelopment of the site is beneficial to promote planning and advance the purpose of the C-3 zone and the benefits outweigh any detriments. Ms. Cofone said that there is no substantial detriment to the zone plan from the redevelopment and that it will create curb appeal compared to what exists today.

Mr. Falvo ended his presentation saying that it is an attractive repurposing of the site.

A motion to close the public hearing was made by John Napolitani and seconded by Jane Grabelle.

In Favor: Bonney, Grabelle, Menell, Napolitani, Schepiga, Theodora, Worrell
Opposed: None

A motion to approve the D-3 use variance was made by Maureen Bonney and seconded by Eric Menell.

In Favor: Bonney, Grabelle, Menell, Napolitani, Schepiga, Theodora, Worrell
Opposed: None
Ineligible: Malta
Absent: Siano, Van Wagner, Goode

Board Attorney Mark Steinberg went through the requested "c" variances. Mr. Higgins discussed the landscaping variances, including the use of stone mulch which he said probably looks good with the design of the building. Mr. Falvo said that the stone mulch is also used if a customer were to flick a cigarette into the mulch bed. Mr. Falvo also agreed to move the street trees 2' in so that they are within 10' of the right of way, eliminating the need for the variance. A motion to approve the "c" variances was made by Maureen Bonney and seconded by Jane Grabelle.

In Favor: Bonney, Grabelle, Menell, Napolitani, Schepiga, Theodora, Worrell
Opposed: None
Ineligible: Malta
Absent: Siano, Van Wagner, Goode

A motion to approve the site plan subject to compliance with the items in the Board Engineer's report was made by Maureen Bonney and seconded by Jane Grabelle.

In Favor: Bonney, Grabelle, Menell, Napolitani, Schepiga, Theodora, Worrell
Opposed: None
Ineligible: Malta,
Absent: Siano, Van Wagner, Goode

To be memorialized on February 12, 2015.

Board Planner James Higgins left the meeting at 8:15 PM.

CARRIED CASE

Dean H. Schoch II
Block 106 Lot 14
1320 Birch Avenue
Wanamassa
Zone R-6

This is an application to install a driveway with a variance for a side yard setback of 3' where a minimum of 5' is required.

Planning Administrator Marianne Wilensky marked the Board's information packet containing the reports of the Board's professionals as B-1. She read her report and summarized the Board Engineer's report for the record. Ms. Wilensky said that Board Engineer William Fitzgerald recommends that the Board grant a variance for a change in grade of 2' or more so that the driveway does not pitch upward.

The applicant, Dean H. Schoch II said that he was going to install the driveway per Township requirements, but that he does not understand the new variance. Vice Chairman Schepiga explained that the Board would be granting more relief so that the driveway could be level. Ms. Wilensky said that if the variance is granted, it gives him the option of straightening out the driveway during construction. Mr. Schoch said that he is okay with that and requested that the Board grant the variance.

Mr. Schoch explained that he wants to install a driveway because he lives on a snow street where he can't park his car. He said that he wants to get his vehicles off the road and that his house is the only one on the block without a driveway.

A motion to close the public hearing was made by Jane Grabelle and seconded by Eric Menell.

In Favor: Bonney, Grabelle, Malta, Menell, Napolitani, Schepiga, Worrell
Opposed: None

A motion to approve the application, including the variance for change in grade of 2' or more was made by Jane Grabelle and seconded by James Worrell.

In Favor: Bonney, Grabelle, Malta, Menell, Napolitani, Schepiga, Worrell
Opposed: None
Ineligible: Theodora
Absent: Siano, Van Wagner, Goode

Meeting adjourned at 8:25 P.M.

Rachel Montemarano
Board Secretary
Recording Secretary